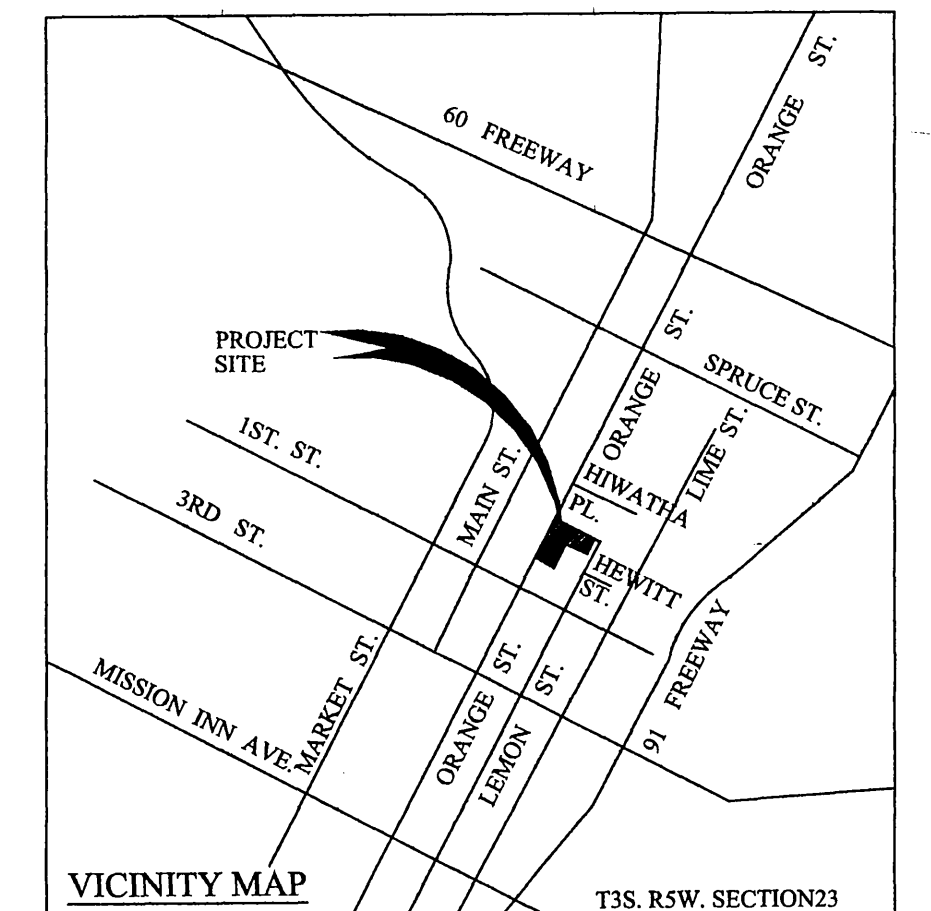
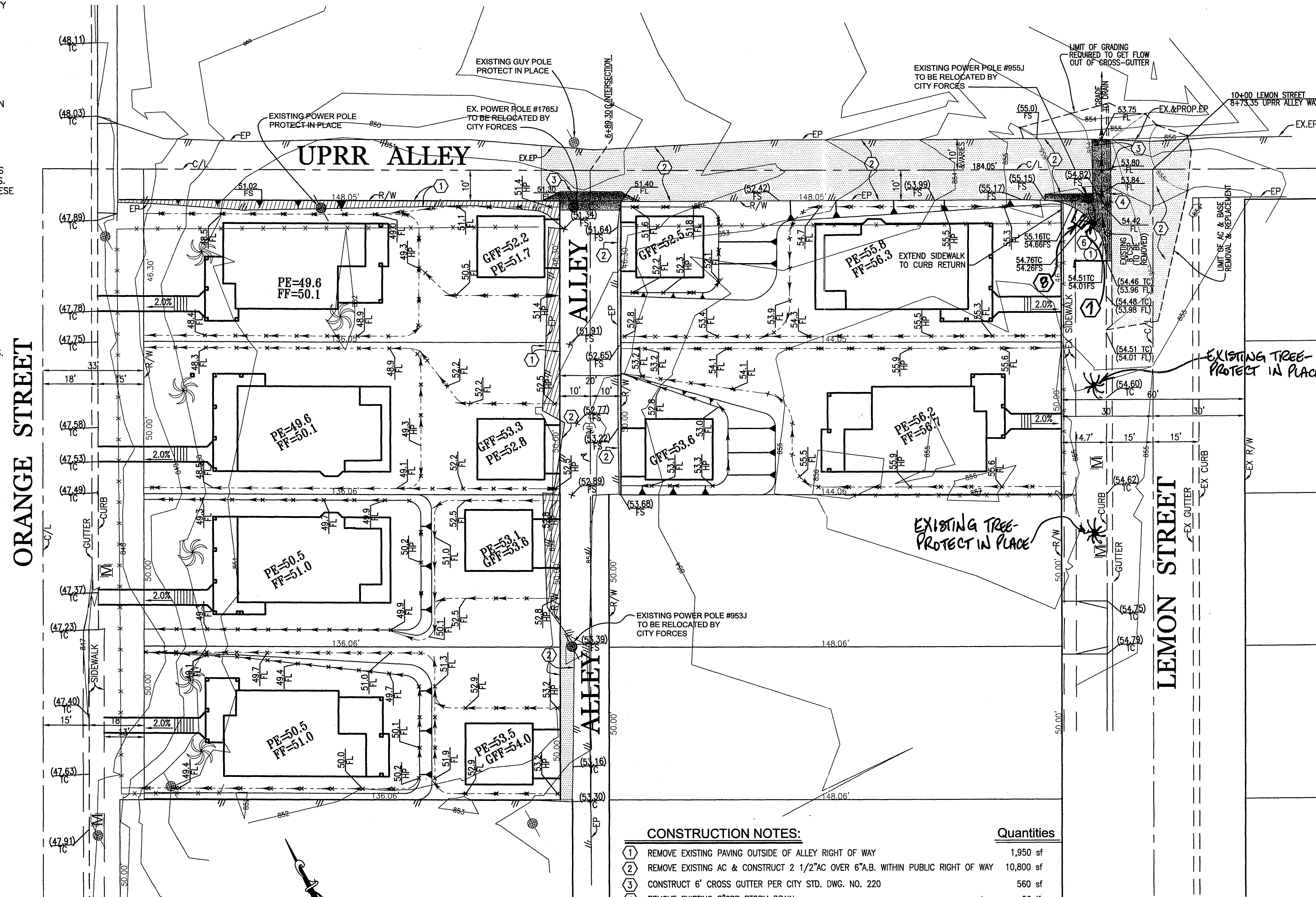


GENERAL NOTES

1. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPT. OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
4. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
5. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
6. THE CONTRACTOR SHALL CALL IN A LOCATIONS REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
8. NOTICE TO CONTRACTOR. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN OR ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
9. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSING AND CONNECTIONS AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES AFFECTED. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
10. NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
11. ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.

Alley Improvement Plan Orange Grove Estates



OWNER/DEVELOPER
JAMCO HOLDINGS, INC.
1875 CENTURY PARK EAST
SUITE 1350
CENTURY CITY, CA 90067
(310)553-1776

ENGINEER / REPRESENTATIVE
CANTY ENGINEERING INC.
2020 IOWA AVE. SUITE 102
RIVERSIDE CA 92507
(909) 683-5234

SOILS ENGINEER & ENGINEERING GEOLOGIST
SID GEOTECHNICAL, INC.
7265 JURUPA AVENUE, STE E
RIVERSIDE, CA 92504
PH (909) 688-2300
FAX (909) 688-1060

SOURCE OF TOPOGRAPHY
SURVEY SHOTS TAKEN BY CEG, INC. DATED 12/19/03

EXISTING AND PROPOSED ZONING

DISTURBED ACREAGE
APPROX. 1.04 AC

LAND USE
RESIDENTIAL

ASSESSOR'S PARCEL NO.
209-212-001 & 023

24 HOUR EMERGENCY CONTACT
BOB MARTIN PH (909) 322-9337

WDID NUMBER
8 33C326921

BASIS OF BEARING
C/L OF ORANGE STREET

ADDRESS
2908 ORANGE STREET
2909 LEMON STREET
2956 ORANGE STREET

LEGEND

1200	PROPOSED GRADING CONTOUR
1200	EXISTING TOPOGRAPHY
2:1 MAX	TOE OF SLOPE
---	TOE OF SLOPE
---	EXISTING FENCE
---	PROPERTY LINE
---	DIRECTION OF FLOW
---	EXISTING EDGE OF PAVING
C/L	CENTER LINE
R/W	RIGHT-OF-WAY
FL	FLOWLINE
HP	HIGH POINT
LP	LOW POINT
EX	EXISTING ELEVATION
FG	FINISHED GRADE
TC	TOP OF CURB
TP	TOP OF PAVING
---	EXISTING POWER POLE
---	EXISTING MANHOLE
---	EXISTING METER
PE=00.0	PAD ELEVATION
FF=00.5	FINISH FLOOR
GFF=00.0	GARAGE FINISH FLOOR
---	REMOVE EXISTING PAVING OUTSIDE OF ALLEY RIGHT OF WAY
---	CONSTRUCT 2 1/2" AC OVER 6" A.B. WITHIN RIGHT OF WAY

- CONSTRUCTION NOTES:**
1. REMOVE EXISTING PAVING OUTSIDE OF ALLEY RIGHT OF WAY
 2. REMOVE EXISTING AC & CONSTRUCT 2 1/2" AC OVER 6" A.B. WITHIN PUBLIC RIGHT OF WAY
 3. CONSTRUCT 6" GROSS GUTTER PER CITY STD. DWG. NO. 220
 4. REMOVE EXISTING 8" CSP STORM DRAIN
 5. CONSTRUCT SIDEWALK PER CITY STD. 325
 6. CONSTRUCT CURB & GUTTER PER CITY STD. DRAWING 200, TYPE I, 6" CURB FACE
 7. EXISTING PALM TREE REMOVED BY CITY FORCES
 8. CONSTRUCT ACCESS RAMP PER CITY STD. 304

Quantities

1,950 sf	REMOVE EXISTING PAVING OUTSIDE OF ALLEY RIGHT OF WAY
10,800 sf	REMOVE EXISTING AC & CONSTRUCT 2 1/2" AC OVER 6" A.B. WITHIN PUBLIC RIGHT OF WAY
560 sf	CONSTRUCT 6" GROSS GUTTER PER CITY STD. DWG. NO. 220
50 sf	REMOVE EXISTING 8" CSP STORM DRAIN
240 SF	CONSTRUCT SIDEWALK PER CITY STD. 325
31 lf	CONSTRUCT CURB & GUTTER PER CITY STD. DRAWING 200, TYPE I, 6" CURB FACE
1 ea	CONSTRUCT ACCESS RAMP PER CITY STD. 304

CURVE DATA (IN FEET)

No.	DELTA	RADIUS	LENGTH	TANGENT
1	89°58'44"	20.00	30.71	19.31

City of Riverside
Public Utilities, Electric Division

Approved By: *[Signature]* Date: 4/5/05

<p>Underground Service Alert</p> <p>Call: TOLL FREE</p> <p>1 - 800</p> <p>227-2600</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p> <p>CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS CONTRACTOR SHALL BE MADE TO APPLY TO THE PROJECT AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.</p>	<p>SEAL</p> <p>JOHN W. CANTY No. 17550 Exp. 08-30-05 CIVIL</p>	<p>PREPARED UNDER THE SUPERVISION OF:</p> <p><i>[Signature]</i></p> <p>JOHN W. CANTY REGISTERED CIVIL ENGINEER NO. 17550 EXPIRATION DATE: 8-30-05 DATE: 4/14/05</p>	<p>CEG</p> <p>CANTY ENGINEERING GROUP, INC. CIVIL ENGINEERING - PLANNING - SURVEYING 2010 IOWA AVENUE, SUITE 102, RIVERSIDE, CA 92507 P.O. BOX 52060, RIVERSIDE, CA 92517 TEL (951) 683-5234 FAX (951) 683-5301 CITY OF RIVERSIDE TAX CERT NO. 69372 EXP: 4-7-05</p> <p>SCALE: 1"=20'</p> <p>BENCH MARK 17-53 ELEVATION: 852.637 DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAC IN THE BACK OF A CATCH BASIN ALONG THE WESTERLY CURB OF ORANGE STREET AT THE SOUTHWEST CORNER OF ORANGE STREET AND THIRD STREET, ADJUSTED AND ENTERED: MAY 1997</p>	<p>CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS</p> <p>APPROVED BY: <i>[Signature]</i> DATE: 5/19/05</p> <p>PRINCIPAL ENGR. <i>[Signature]</i> DATE: 5/19/05</p> <p>PARK DEPARTMENT</p> <p>TRAFFIC DIVISION</p> <p>STREET SERVICES</p>	<p>Alley Improvement Plan</p> <p>ORANGE GROVE ESTATES</p> <p>Between Orange Street & Lemon Street</p> <p>Northerly of First Street</p>	<p>PROJECT NO.</p> <p>R-3845</p> <p>SHEET 1 OF 1</p> <p>FILE NO.: 1004-026</p>
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INDEXED 5-19-05